



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Adopt Resolution Accepting Improvements in Vintage Oaks, Tract No. 3482  
(East Side of Lower Sacramento Road, South of DeBenedetti Park)

**MEETING DATE:** July 5, 2006

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting the development improvements for Vintage Oaks, Tract No. 3482.

**BACKGROUND INFORMATION:** Improvements at Vintage Oaks, Tract No. 3482, have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and Vintage Oaks, L.P., as approved by the City Council on September 21, 2005, and as shown on Drawings No. 05D006-01 through 05D006-12.

The subdivision is located east of Lower Sacramento Road, south of DeBenedetti Park and west of the Ellerth E. Larson Elementary School site. The development consists of 15 single-family residential lots.

Project improvements included the installation of utilities and full street frontage improvements (including, but not limited to, curb, gutter, sidewalk, masonry wall, street lights, landscaping and irrigation, street pavement and utility improvements) in Lower Sacramento Road along the project boundary, as well as installation of street frontage improvements (curb, gutter, sidewalk and street pavement) for the adjacent parcels to the north (APN 058-230-05) and south (APN 058-230-04). A portion of the required Lower Sacramento Road street frontage improvements, including curb, gutter, sidewalk, curb returns at Vintage Oaks Court, handicap ramps, residential driveway and street pavement along the project boundary, as well as the adjacent parcels to the north and south were installed by the City in conjunction with the City's Lower Sacramento Road Widening (Harney Lane to Kettleman Lane) project. Utility improvements to serve the subdivision, including a 30-inch storm drain line with a 12-inch storm drain line stubbed to Vintage Oaks Court and a 10-inch water tap with a 10-inch water main stubbed to Vintage Oaks Court, were also installed with the City's project. In conformance with Lodi Municipal Code 16.40, the City is eligible for reimbursement for the cost of those facilities that are the developer's responsibility under the conditions of approval for the developer's project. Reimbursement to City by the developer for the cost of Lower Sacramento Road improvements for the developer's project has been made in the amount of \$50,279.75.

At its September 21, 2005, meeting, Council approved the appropriation of funds to reimburse the developer for oversizing costs associated with the Master Plan water main. Council also approved the appropriation of funds to reimburse the developer for the installation of a new wastewater service. The final reimbursement costs for the water system improvements are \$4,615.60 and \$1,210.00 for the wastewater service installation.

The landscape and irrigation improvements installed by this project along Lower Sacramento Road frontage and half of the median improvements installed by the City are public and will be maintained by

APPROVED: \_\_\_\_\_

Blair King, City Manager

the City but funded by the Lodi Consolidated Landscape Maintenance Assessment District 2003-1. As a condition of acceptance of these improvements by the City Council, the developer will maintain this landscaping until January 1, 2007. The landscape contractor for Lower Sacramento Road will maintain the median landscaping improvements until May 17, 2007.

The streets to be accepted are as follows:

Streets	Length in Miles
Vintage Oaks Court	0.11
Lower Sacramento Road*	0.00
<b>Total New Miles of City Streets</b>	<b>0.11</b>


\* The street dedication for Lower Sacramento Road widens an existing street. This street dedication did not add additional miles to the City's street system.

**FISCAL IMPACT:** There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. The maintenance and replacement costs for the masonry wall, landscaping and irrigation, and street trees, as well as expected increases in park maintenance costs, will be funded through the Lodi Consolidated Landscape Maintenance Assessment District 2003-1. The estimated annual cost of landscape maintenance is \$5,900.

Per Item 20, "Repair or Reconstruction of Defective Work", of the improvement agreement, the developer's warranty period will begin on the date of Council acceptance.

<b>FUNDING AVAILABLE:</b>	IMF – Water Facilities	(182450; MWSI023)	\$ 4,615.60
	IMF – Sewer Facilities	(173110.1836.1850)	\$ 1,210.00

  
\_\_\_\_\_  
Ruby Raiste, Interim Finance Director

  
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Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

RCP/WKF/pmf

cc: City Attorney  
Senior Civil Engineer - Development Services  
Senior Traffic Engineer  
Street Superintendent (w/attachment)  
Senior Engineering Technician  
Building Official

RESOLUTION NO. 2006-128

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING THE DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR  
VINTAGE OAKS, TRACT NO. 3482

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WHEREAS, Vintage Oaks Subdivision is located east of Lower Sacramento Road, south of DeBenedetti Park, and west of the Ellerth E. Larson Elementary School site; and

WHEREAS, the development consists of 15 single-family residential lots; and

WHEREAS, the project included the installation of utilities and full street frontage improvements including, but not limited to, curb, gutter, sidewalk, masonry wall, street light, landscaping and irrigation, street pavement, and utility improvements in Lower Sacramento Road along the project boundary, as well as the installation of street frontage improvements (curb, gutter, sidewalk, and street pavement) for the adjacent parcels to the north (APN 058-230-05) and south (APN 058-230-04); and

WHEREAS, in conformance with Lodi Municipal Code 16.40, the City is eligible for reimbursement for the cost of those facilities that are the developer's responsibility under the conditions of approval for the developer's project, and payment to the City in the amount of \$50,279.75 has been received; and

WHEREAS, the landscape and irrigation improvements installed by this project along Lower Sacramento Road frontage and half of the median improvements installed by the City are public and will be maintained by the City but funded by the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1; and

WHEREAS, as a condition of acceptance of these improvements by the City Council, the developer will maintain this landscaping until January 1, 2007, and the Lower Sacramento Road landscape contractor will maintain the median landscaping improvements until May 17, 2007.

NOW, THEREFORE, the City Council of the City of Lodi finds as follows:

1. That all requirements of the Improvement Agreement between the City of Lodi and Vintage Oaks, L.P. for the improvements of Vintage Oaks, Tract No. 3482, have now been substantially complied with; and
2. That as a condition of acceptance of these improvements by the City Council, the developer will maintain this landscaping until January 1, 2007, and the Lower Sacramento Road landscape contractor will maintain the median landscaping improvements until May 17, 2007; and

3. The streets to be accepted are as follows:

<b>Streets</b>	<b>Length in Miles</b>
Vintage Oaks Court	0.11
Lower Sacramento Road	0.00
<b>Total New Miles of City Streets</b>	<b>0.11</b>

Dated: July 5, 2006

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I hereby certify that Resolution No. 2006-128 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 5, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce,  
and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
JENNIFER M. PERRIN  
Interim City Clerk

CITY COUNCIL

SUSAN HITCHCOCK,  
Mayor

BOB JOHNSON,  
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

# CITY OF LODI



## PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

TELEPHONE (209) 333-6706 / FAX (209) 333-6710

EMAIL [pwdept@lodi.gov](mailto:pwdept@lodi.gov)

<http://www.lodi.gov>

BLAIR KING,  
City Manager

JENNIFER M. PERRIN,  
Interim City Clerk

D. STEPHEN SCHWABAUER,  
City Attorney

RICHARD C. PRIMA, JR.,  
Public Works Director

July 6, 2006

J. Jeffrey Kirst  
Vintage Oaks, L.P.  
P.O. Box 1598  
Lodi, CA 95241

SUBJECT: Vintage Oaks, Tract No. 3482

The City Council of the City of Lodi, at its meeting on July 5, 2006, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

The enclosed letter has been sent to your bank so the Instrument of Credit covering faithful performance can be exonerated. The Instrument of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On October 3, 2006, this instrument can be released if no claims have been filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

A handwritten signature in cursive script, reading "F. Wally Sandelin".

F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst  
Farmers & Merchants Bank

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CITY COUNCIL

SUSAN HITCHCOCK,  
Mayor

BOB JOHNSON,  
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

# CITY OF LODI



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City Manager

JENNIFER M. PERRIN,  
Interim City Clerk

D. STEPHEN SCHWABAUER,  
City Attorney

RICHARD C. PRIMA, JR.,  
Public Works Director

July 6, 2006

Farmers & Merchants Bank of Central California  
P.O. Box 3000  
Lodi, CA 95241

SUBJECT: Vintage Oaks, Tract No. 3482

The City Council of the City of Lodi, at its meeting on July 5, 2006, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until October 3, 2006, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

A handwritten signature in cursive script that reads "F. Wally Sandelin".

F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Vintage Oaks, L.P.  
City Clerk  
Management Analyst